

Exhibit A

STRANGWAYS BREWING
1430 RICHMOND HIGHWAY # 1103
WILLIAMSBURG, VA 23185



1 LOCATION MAP
N.T.S.

BUILDING CODE DATA

JURISDICTION:
WILLIAMSBURG, VIRGINIA

APPLICABLE CODES:
2015 VIRGINIA EXISTING BUILDING CODE (VEBC)
2009 ANSI A117.1 ACCESSIBLE AND USEABLE BLDGS & FACILITIES
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FIRE CODE (IFC)

USE GROUP:
EXISTING: B, S-1 - NON-SEPARATED MIXED USE
PROPOSED: F-1, A-2 - NON-SEPARATED MIXED USE

CONSTRUCTION TYPE:
EXISTING: II-B

FIRE PROTECTION: SPRINKLERED

SQUARE FOOTAGE:
ALLOWABLE:
6,000 SF
PROPOSED:
4000 SF

OCCUPANCY:
TASTING ROOM / BAR 128 OCCUPANTS
OUTDOOR SEATING 173 OCCUPANTS

MIN. EGRESS WIDTH: (IBC PER SECTION 1005)
128 OCC. X .20" = 29" (REQUIRED) 90" (PROVIDED)

MIN. NUMBER OF EXITS: (IBC SECTION 1015)
2 (REQUIRED) 2 (PROVIDED)

EGRESS TRAVEL LENGTH: (IBC TABLE 1016.2)
USE GROUP A-2 W/O SPRINKLER SYSTEM - MAX. 200'

FIXTURES: (IBC TABLE 2902.1.A-2)
M= 104, W= 104 FOR TOTAL OF OCCUPANTS OF 208
REQUIRED: WC: M =1/75 W = 1/75, LAV= 1/200
WC: 2 M =104/75, 2 W = 104/75, 1 LAV M/F= 104/200
PROVIDED:
WC: 2M 2W, 2 LAV M/F
DRINKING FOUNTAIN: 1 PROVIDED
SERVICE SINK: 1 PROVIDED

INDEX OF DRAWINGS

CS COVER SHEET
A1.0 FLOOR PLAN
P1.0 PLUMBING PLAN
E1.0 ELECTRICAL PLAN

CONTACT INFORMATION

OWNER:
STRANGWAYS BREWING, LLC
2277 DABNEY ROAD, STE A & B
RICHMOND, VA 23230
CONTRACT: NEIL BURTON
Office (804) 741-0754

CONTRACTOR:
ML BELL CONSTRUCTION
11029 RICHARDSON ROAD
ASHLAND, VA 23005
CONTRACT: MIKE BELL
MLBELL@MLBELL.COM
OFFICE (804) 752-6032

ARCHITECT
MICHAEL PELLIS ARCHITECTURE, PLC
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23225
CONTACT: MICHAEL PELLIS
MICHAEL@MICHAELPELLIS.COM
(804) 212-9024



PROJECT:
STRANGWAYS - @ THE SHOPS AT HIGH STREET:
1430 RICHMOND ROAD #1103, WILLIAMSBURG, VIRGINIA 23185

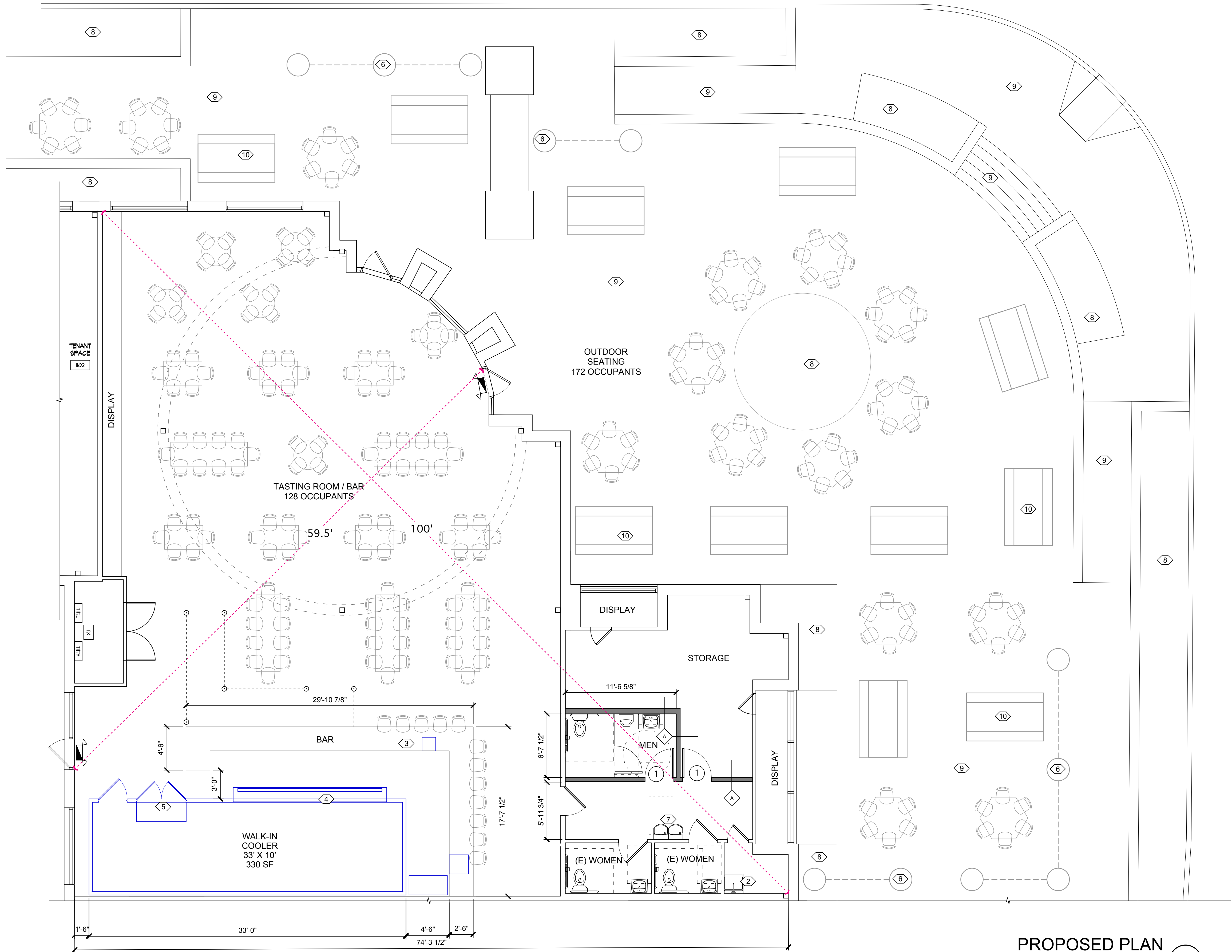
OWNER:
STRANGWAYS BREWING, LLC
2277 DABNEY ROAD, SUITES A & B, RICHMOND, VA 23230

COVER SHEET



REVISIONS	
N/A	
N/A	
N/A	
N/A	

CS



PROPOSED PLAN

3/16" = 1' - 0"

1

PROPOSED PLAN KEY NOTES

- 1 ALL SEATING IS ADA COMPLIANT AND HAS AN ORDERING DEVICE AT EVERY TABLE CALLED "GO TAB" W/ QR CODE. ALL TABLES RECEIVE FULL SERVICE BROUGHT TO THEIR TABLE FROM THEIR ORDER ON THE GO TAB DEVICE THEREFORE, POINT OF SALE PER SECTION 1109.12.3 IS DISPERSED THROUGHOUT.
- 2 EXISTING MOP SINK TO REMAIN
- 3 ADA COMPLIANT SALES AND SERVICE COUNTER NOT NEEDED - ALL MENU ITEMS CAN BE ORDERED AT ANY STANDARD HT. ADA COMPLIANT TABLES.
- 4 THROUGH WALL TAPS. COUNTERTOP WITH BUILT-IN DRIP TROUGH.
- 5 PAIR OF GLASS FRONT DOORS INSTALLED WITHIN COOLER W/ 5'-2 1/4" DRINK SHELVES FOR DISPLAY
- 6 OAK BARRELS & CHAINS TO DESIGNATE OUTDOOR PATIO. TYP.
- 7 ADA COMPLIANT H/L/O DRINKING FOUNTAIN (EXISTING TO REMAIN)
- 8 EXISTING PLANTING AREA
- 9 EXISTING BRICK RAMPS, STEPS AND RAISED AREAS TO REMAIN AS IS
- 10 NEW 8 - PERSON PICNIC TABLES TYP.

PARTITION TYPE KEY NOTES

- A FULL HEIGHT WALLS - 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GYP. BD. ALL FINISHED SIDES. USE 6" WALLS AT TOILET WALLS & SOUND BATTS ON ALL BATHROOM WALLS. FLOOR TO UNDERSIDE OF DECK.

DOOR TYPE KEY NOTES

- 1 36" X 80" SOLID CORE WOOD DOOR IN METAL FRAME.
- FLUSH, NO LITE - PASSAGE LOCKSET
- STORAGE LOCKSET IN STORAGE ROOM

- INTERIOR DOORS:
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
- STAIN GRADE FLUSH WOOD DOORS.
- CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
EXTERIOR DOORS:
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.

- NOTE:
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN

EGRESS KEY NOTES

- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)
- ILLUMINATED EXIT SIGN W/ BATTERY BACKUP EMERGENCY EGRESS LIGHTING
- EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP
- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE



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OWNER: STRANGEWAYS BREWING, LLC
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FLOOR PLAN & EGRESS PLAN

REVISIONS

N/A

N/A

N/A

N/A

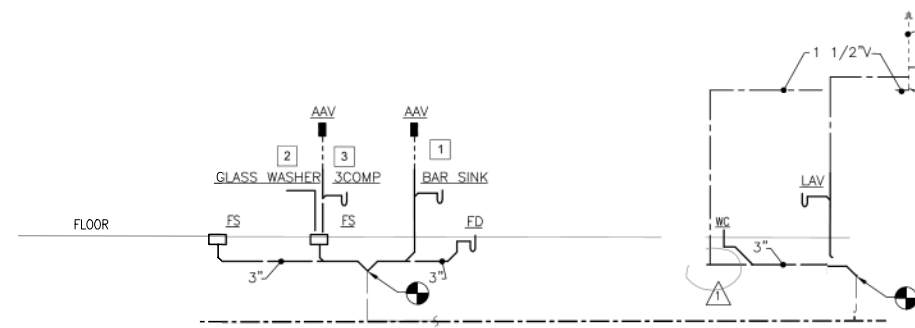
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DATE: MARCH 16, 2022

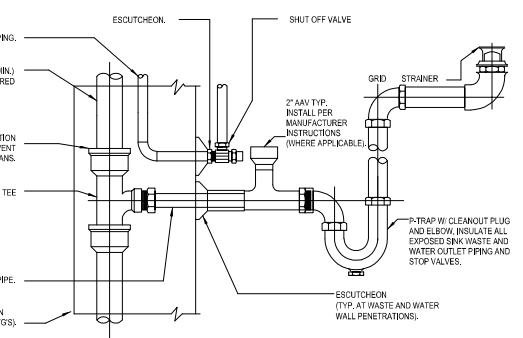
MICHAEL PELLIS
ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

PLUMBING FIXTURE SCHEDULE						
FIXT. MARK	FIXTURE	DHW	DCW	W	V	SELECTION BASED ON
WC	WATER CLOSET (ADA MOUNTING HEIGHT)	---	1"	4"	2"	FLOOR MOUNTED, WHITE VITREOUS CHINA, TANK PRESSURE ASSISTED FLUSH, OPEN FRONT SEAT, ELONGATED BOWL, 1.6 GPF, ADA COMPLIANT, COORDINATED MODEL WITH OWNER
LAV	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	WHITE VITREOUS CHINA, SINGLE LEVER FAUCET, P-TRAP, SUPPLIES, STOPS, GRID DRAIN AND TAILPIECE, TRUBRO LAVGUARD PIPE COVER, ADA COMPLIANT, COORDINATE MODEL WITH OWNER
TMV	THERMOSTATIC MIXING VALVE	---	1/2"	---	---	WATTS SERIES LFMV, ASSE 1017, ASSE 1069 & ASSE 1070
AAV	AIR ADMITTANCE VALVE	---	---	---	AS REQ'D	PROFLO REDI-VENT, ASSE 1051
FD	FLOOR DRAIN	---	---	VARIES	---	JR SMITH MODEL 2005 WITH ADJUSTABLE STRAINER HEAD, PROVIDE A WATERLESS TRAP SEAL, SILICON RUBBER SEALING FLAPPER, GREEN DRAIN MODEL P24001, ASSE 1072
WHA	WATER HAMMER ARRESTOR	---	---	---	---	ASSE 1010 & PDI WH201 APPROVED, LEAD FREE, WATER HAMMER ARRESTOR, PRE-CHARGED PERMANENTLY SEALED AIR CHAMBER, HARD DRAWN DRAWN COPPER, EPDM ---RINGS, 1/4 OR 1/2 HEX CONNECTOR, EQUIV TP SERIES LF-15 BY WATTS.

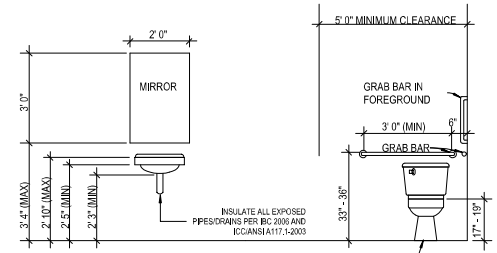
- (1) MANUFACTURER NAMES ARE NOT INTENDED TO PRECLUDE THE USE OF EQUIVALENT PRODUCTS. COORDINATE ALL DEVICES WITH ARCHITECT AND OWNER.
(2) COORDINATE INSTALLATION WITH WORK OF OTHER TRADES. FOR ALL FIXTURES - INCLUDING THOSE FURNISHED BY OTHERS - CONFIRM TYPES AND ROUGH-IN / DIMENSIONS WITH OWNER AND ARCHITECT.
(4) ALL FIXTURES SHALL HAVE SHUT OFF VALVES AHEAD OF EACH FIXTURE ON CW AND HW CONNECTIONS IN AN ACCESSIBLE LOCATION.
(5) INSTALL ALL DEVICES PER MANUFACTURERS INSTALLATION INSTRUCTIONS.



SANITARY, WASTE & VENT RISER DIAGRAM

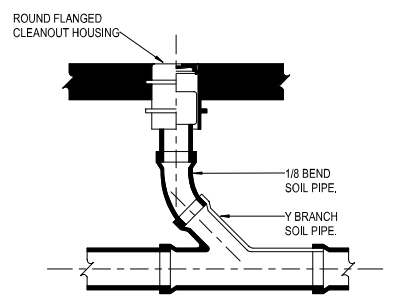


5.02 TYPICAL LAVATORY & SINK CONNECTION DETAIL



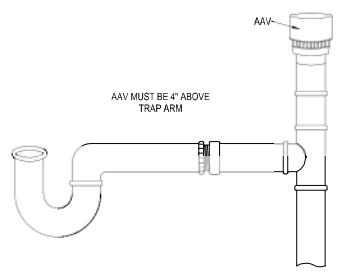
ADA BATHROOM CLEARANCES

PLEASE REFER TO STAMPED ARCHITECTURAL DRAWINGS FOR EXACT MEASUREMENTS AND CLEARANCES OF BATHROOM.



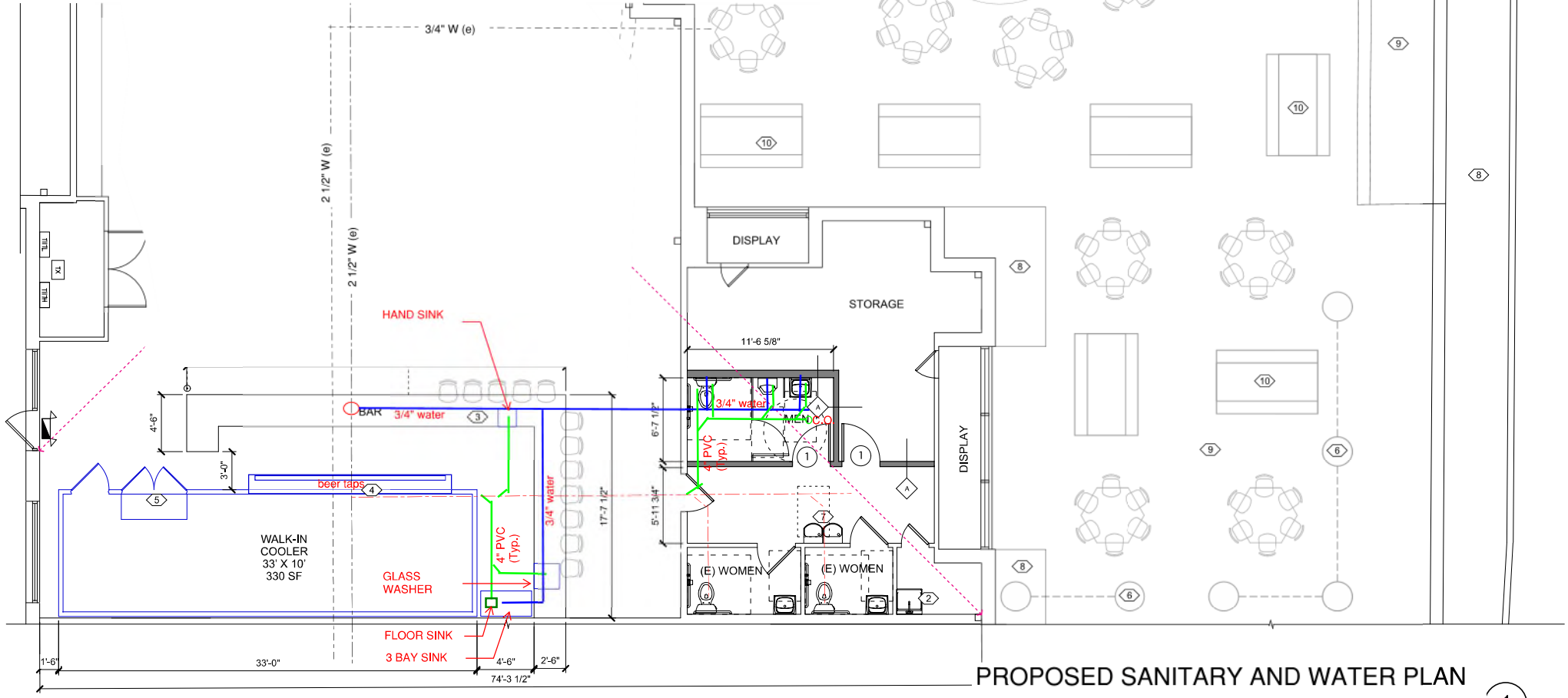
4.03 FLOOR SANITARY CLEANOUT DETAIL

SCALE: NONE



8.05 AIR ADMITTANCE VALVE TYPICAL INSTALLATION

SCALE: NONE



PROPOSED SANITARY AND WATER PLAN

3/16" = 1' - 0"

1

20211216-001
Jmchments
Plumbing
2705152901
27100 85796

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PROPOSED SANITARY AND WATER PLAN
MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

REVISIONS
N/A
N/A
N/A
N/A
CS
P
DATE: MARCH 16, 2022

FIXTURE LEGEND

- EXISTING FIXTURE TO BE REUSED WITH NEW SHADE
- CUSTOM BOTTLE PENDANT
- 6" CAN LIGHT
- STRING LIGHTS

CTL
CYBER TECH LIGHTING, INC.
www.cybertechlighting.com

48 Ft LED String Light

LED
15,000 Hours Life, 1Wattx24, 120VAC

Applications:
String Light

Features:

- Indoor & Outdoor
- ETL Wet Location Approved
- Weatherproof
- Includes 24 Bulbs
- Bulbs spaced 2ft apart
- Link Up to 13 Sets
- Flexible Heavy-Duty cord
- Instant on, Instant Bright, Lamps Lasts up to 15,000 Hours
- No UV or Infrared Radiation
- Warm White, 3000 Kelvin
- Center Stand Design Creates Incandescent Sparkle Effect
- Add Light for Any Occasion Indoors and Outside
- 48 Ft and 24 Replaceable Bulbs
- 1 Watt LED S14 Screw in Bulb
- 100 Lumens Per Lamp, 2400 Total Lumen Equivalent to 250W Incandescent


Specification:

Input Line Voltage:	120VAC
Input Power:	1W
Input Line Frequency:	60Hz
Lamp Life (Rated):	15,000hrs
Minimum Starting Temp:	-21°C/6°F
Maximum Operating Temp:	54°C/130°F
CCT:	3000K
CRF:	750
Lumens:	100

WARRANTY
2-YEAR

Model #	Description	wattage	lumens	base
SL-48	1 Watt LED 48' Cord 24' Lamp, Warm White	1Wx24	100x24	E26

Cyber Tech Lighting, Inc.
331 S. Hale Ave. Fullerton, CA 92831 USA
Tel: 714-878-8784, 1-877-66CYBER Fax: 714-878-8785
www.cybertechlighting.com


592-0319

Electrical Scope:

- 1. Install (2) Can lights in restroom
- 2. Install (1) GFI in restroom
- 3. Install (8) pendant bulb only at bar with "bottle shade provided by owner.
- 4. Remove (4) drum pendants and install (4) pendant drops in same location with "keg" shade provided by owner
- 5. Provide power for cooler and roof condenser
- 6. Provide (8) duplex to be located by owner
- 7. Provide and install 200 LF of string lights from AQLighting.com

PROPOSED LIGHTING PLAN

3/16" = 1' - 0" 1

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ELECTRICAL PLAN

REVISIONS

N/A
N/A
N/A
N/A

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DAT
MARCH 16, 2022

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